

9 Regent Close
Burton Latimer
Northamptonshire
NN15 5QS

£240,000



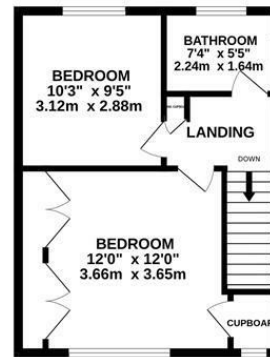
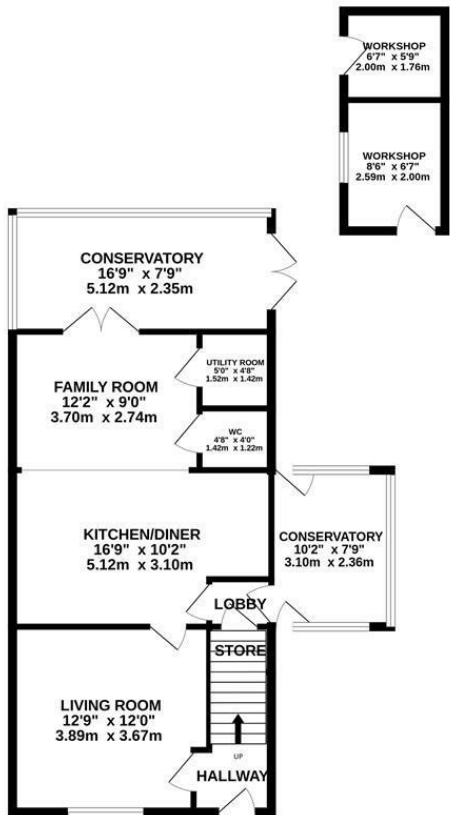
OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2006



AT A GLANCE...



Four reception rooms



Open plan fitted kitchen and utility



Two double bedrooms



Ground floor WC and upstairs shower room



Secluded rear garden with brick built outbuilding



Driveway off road parking for two vehicles



WHAT'S GREAT?

Offered to the market with NO ONWARD CHAIN, this heavily extended and exceptionally versatile home occupies a desirable position within a quiet cul-de-sac, just a short walk from the town's High Street and its excellent range of shops, amenities, cafés and transport links.

Rarely available in this style of property, the accommodation boasts an impressive four separate reception rooms, providing outstanding flexibility for modern family living, home working, entertaining or hobby spaces. The ground floor further benefits from a practical utility room and a convenient downstairs WC, features seldom found in comparable homes.

The spacious and well-proportioned layout has been thoughtfully extended over the years to create generous living accommodation throughout, making this an ideal purchase for growing families seeking space and versatility.

Externally, the property continues to impress with an attractive resin driveway

providing an off-road parking for two vehicles, while the cul-de-sac setting offers a peaceful residential environment with minimal passing traffic.

The rear garden is a beautiful oasis and enjoys a high degree of privacy. With a combination of patio areas, lawn and established borders, in addition to a brick built outhouse complete with power and lighting which could easily be converted in to a home office or sunroom. The rear garden is enclosed and gated access provides access to the driveway.

Combining substantial living space, a highly sought-after location and the significant advantage of NO ONWARD CHAIN, this is a fantastic opportunity to acquire a unique and rarely available home that is ready for its next owners to enjoy!

Call sole selling agents Oscar James to book your viewing appointment!

...expect excellence



SELLER'S SECRET

This has been a well loved home and the garden was a particular pride an joy. We hope that a new owner has many happy memories here and enjoys the space on offer.



Why we like it....

A great opportunity to purchase a heavily extended home with a fantastic amount of ground floor living space. The property is in good order throughout, however, over time it does allow for a new buyer to put their own stamp on the property should they wish.

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB
01536 722 222
www.oscar-james.com

To buy or not to buy....
